

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on March 25, 2003, in Conference Room "F" of the Troy City Hall.

1. ROLL CALL

Present

Gary Chamberlain  
Dennis A. Kramer  
Lawrence Littman  
Cindy Pennington  
Robert Schultz  
Walter Storrs  
David T. Waller  
Wayne Wright

Absent

Mark J. Vleck (excused)

Also Present

Mark F. Miller, Planning Director  
Brent Savidant, Principal Planner  
Susan Lancaster, Assistant City Attorney

2. MINUTES

**Resolution**

Moved by Waller

Seconded by Schultz

***RESOLVED*** to approve the March 4, 2003 Special Meeting and the March 4, 2003 Special/Study Meeting minutes as published.

Yeas

Kramer  
Littman  
Schultz  
Storrs  
Waller

Abstain

Chamberlain  
Pennington  
Wright

Absent

Vleck

**MOTION CARRIED**

Chairman Littman requested the March 11, 2003 Regular Meeting minutes reflect the following correction:

Page 22, 2<sup>nd</sup> paragraph, the words "Rochester Road" be edited to "Big Beaver Road".

**Resolution**

Moved by Chamberlain

Seconded by Wright

**RESOLVED** to approve the March 11, 2003, Planning Commission Regular Meeting minutes as corrected.

Yeas

Chamberlain  
Kramer  
Littman  
Storrs  
Waller  
Wright

Abstain

Pennington  
Schultz

Absent

Vleck

**MOTION CARRIED**

3. PUBLIC COMMENT

Phil Ode of 4508 Whisper Way, Troy, was present to speak. Mr. Ode said that he has discussed emergency communications and amateur radios with Mayor Pryor. The Mayor's concern was communication to Oakland County's Emergency Operations Center (EOC) and to Lansing. Mr. Ode said that it is a direct line of site to the EOC, but Lansing is more difficult. He estimates that Lansing would require a 40-meter band and an approximate 66-foot high antenna. Mr. Ode believes that Washington, D.C. also would require a 40-meter band. Mr. Ode stated that in the event of an emergency, Troy's emergency coordinator plans to use 64 ham radio operators per shift, and noted that if the operators work 12-hour shifts, it would average out to be 128 volunteer operators per day.

Mr. Ode reported that currently amateur radio operators are relaying information and messages to and from troops overseas and family and friends.

Mr. Ode said that the Mayor cited the definition of "effective communication" at the last City Council meeting as "worldwide communication, 24 hours a day, 7 days a week", and has charged the Planning Commission to arrive at its definition of "effective communication" for the next City Council meeting. Mr. Ode offered his assistance to the Commission.

Mr. Miller explained that the City Manager has requested input on the definition of "effective communication" from both the Police Chief and Fire Chief.

Chairman Littman reminded the Commission and Mr. Ode that Amateur Radio Antennas is an agenda item for the April 1, 2003 Special/Study Meeting.

Mr. Ode provided the Commission with a compact disc narrated by Walter Cronkite, and noted that one of Mr. Cronkite's statements is "the only means of communication that has never failed is ham radio."

It was determined that the compact disc would be shown to the Commission at the April 1, 2003 Special/Study Meeting.

Mr. Storrs questioned the type of antenna that is needed to communicate to Lansing.

Mr. Ode gave a brief explanation of the horizontal antenna and different frequencies.

#### 4. BOARD OF ZONING APPEALS REPORT

Mr. Miller reported on behalf of Mr. Vleck, BZA representative. Mr. Vleck stated that there were no items of particular interest at the March 18, 2003 Board of Appeals Meeting.

#### 5. PLANNING AND ZONING REPORT

Mr. Miller reported on Council actions taken at its March 17, 2003 Regular Meeting.

##### Council Action Items

*Revisions to Fees in Section 1 of Development Standards (inclusive of Planning Department Fees) - **Approved***

*Construction of Cricket Field at the Nelson Drain – **Approved***

*Preliminary Site Plan Review (S.P. #887) – Troy Fire Station #3 Redevelopment, North Side of Big Beaver Road, East of Lakeview, Between Coolidge and Crooks, Section 20 – C-F and O-1 - **Approved***

Mr. Miller reported that:

- (1) the Police and Fire Departments are reviewing a practical definition of "effective communication" with respect to amateur radio antennas;
- (2) final plans for Woodside/Northwyck PUD continue to be reviewed and a tentative City Council date is within the next two months;
- (3) amendments to the Municipal Planning Act were inclusive of the meeting packet.

Mr. Chamberlain asked when the wall would be opened between the two attached condominiums at Long Lake, west of Livernois.

Mr. Miller replied he did not know.

6. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-2) – Proposed Rochester Commons PUD (formerly Backbay Village), North side of Big Beaver, East of Rochester Road, Section 23 – R-1E

Mr. Miller noted that a letter from the Jackson's and an updated traffic study was received and distributed to the Commissioners prior to tonight's meeting. He reported that the petitioner has not submitted any revised plans since the Public Hearing on March 11.

The petitioner, Nick Donofrio of Tadian Development, 2038 Big Beaver, Troy, was present.

Chairman Littman questioned the type of materials that would be used for the condominium development.

Mr. Donofrio briefly reviewed the external materials proposed for the development. He stated that cultured stone is proposed for the base and hardy plank is proposed for the shakes, siding, corner boards and trim boards. He noted that standard 30-year shingles will be used and wood pine is proposed for the rails. Mr. Donofrio said that garage doors would be a panel style and balcony decks are proposed to be cedar. Mr. Donofrio noted that the Enclaves development at John R and Wattles was constructed with identical materials that are proposed for Rochester Commons, and suggested interested parties to visit the site. Additional developments constructed with similar materials are Forester Square in Auburn Hills (on Adams Road) and Cherry Hill in Canton. Mr. Donofrio said he would be glad to provide material samples to the Planning Department and at the Public Hearing. Mr. Donofrio said additional stone and more architectural detail has been added along the windows and garages, and noted the buildings would be the same color.

Mr. Kramer questioned the required maintenance of the condominiums with the use of hardy plank.

Mr. Donofrio responded that in an upscale neighborhood hardy plank is a more desirable material than vinyl and aluminum; and confirmed the material would require some maintenance. He noted the maintenance would be covered in association fees.

Ms. Pennington questioned if the proposed development is similar to the development in Lake Orion on Atwater Street.

Mr. Donofrio confirmed that the proposed development would be identical to the Lake Orion development, which is located at the corner of M-24 and Atwater Street and includes an extension of the Paint Creek Trail.

Mr. Chamberlain addressed his concerns with respect to the petitioner's coordination with the Planning Department to have all the required documentation submitted within a reasonable timeframe for Planning Commission approval.

A brief discussion followed.

Mr. Donofrio said that his deadline to submit the final required documentation to the Planning Department is April 15, and noted that all public concerns will be addressed and resolved at such time.

Chairman Littman announced that the proposed PUD will be a discussion item again on the April 22, 2003 Special/Study Meeting, and the Public Hearing is tentatively scheduled for the May 13, 2003 Regular Meeting.

7. PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) – Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section 21 – O-S-C

Mr. Miller stated that the proposed Sterling Corporate Center PUD rendition in front of the Commissioners tonight, dated March 21, 2003, has been distributed to the appropriate City departments and the Planning Consultant for review. At the request of the petitioner and after discussion with City management, a Public Hearing has been scheduled for the April 8, 2003 Regular Meeting. Mr. Miller announced that a public informational meeting was held tonight at 6:00 p.m. and noted attendance was very low.

Mr. Miller reviewed the concerns cited by the Planning Consultant related to the previously submitted rendition, and further noted the Planning Department and Planning Consultant would have their review of the March 21<sup>st</sup> rendition and report ready for the April 8<sup>th</sup> Public Hearing.

Ms. Lancaster confirmed that a Public Hearing can be requested by a petitioner if the petitioner feels he/she is ready to submit the plan before the Commission, and noted that the Planning Commission would not be required to vote on the project if it was the consensus that enough information was not available to make an informed decision.

Mr. Storrs and Mr. Chamberlain agreed there was not enough information available tonight to hold a discussion.

Chairman Littman asked the petitioner to address why he believes the proposed development qualifies as a PUD project.

Mr. Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio stated that he and his firm are not trying to be adversarial with the City with respect to the proposed development. Mr. DiMaggio stated that since its original submission date of December 4, 2002, they have met with the Planning Consultant and City staff to address concerns, and the third rendition presented to the Commission tonight incorporates those concerns. Mr. DiMaggio said the PUD ordinance criteria as well as the administrative criteria specified by the City Manager have been addressed.

Mr. DiMaggio specifically addressed how the proposed project meets the PUD criteria. He stated the proposed project is of a high quality in terms of enhanced landscaping, integration of the parking deck and building, materials, design and developer, as well as perspective tenants. He noted the very distinctive design would be a trademark at the proposed location. Mr. DiMaggio said the proposed project is a mix of office, restaurant and retail uses, and noted the relationship of the two restaurants that open up to outdoor patios that, in turn, open up to an outdoor plaza. Mr. DiMaggio stated that public improvements are being addressed by landscaping the intersection of I-75 and Big Beaver and along Wilshire Boulevard, as well as incorporating a gateway feature yet to be established. Mr. DiMaggio said it is proposed to alleviate traffic congestion by providing a right-hand turn lane from westbound Big Beaver onto Wilshire and widening the turnaround from westbound Big Beaver to eastbound Big Beaver. Mr. DiMaggio stated that the proposed project would promote the Master Plan goal by providing major office development and a pedestrian relationship between the development and Big Beaver Road is provided.

Mr. Chamberlain requested that the proposed gateway feature be coordinated with both the Gateway Committee and Parks and Recreation. Mr. Chamberlain further stated that the PUD process is a lengthy one and he cannot see how the proposed project could be ready for a Public Hearing in two weeks, especially in light of the fact that the Commission has not had the opportunity to review the most recent rendition.

Mr. Miller asked for direction from the Commission whether it wished to have the newest rendition of the proposed PUD as a part of their April 1, 2003 Special/Study Meeting package, and if so, a request would have to be made to the petitioner to provide the plans in sufficient time for delivery. Mr. Miller again noted that review and final report from the Planning Department and Planning Consultant would not be available until the April 8, 2003 Regular Meeting.

A brief discussion followed with respect to receiving plans for review and discussion at the next meeting.

Ms. Lancaster reminded the Commission that the project is in the negotiation stage and the developer is showing his desire to work with the City. She said it could be very helpful for the Commission to review the latest rendition and discuss it at the next meeting prior to making its recommendation to Council at the Public Hearing.

Chairman Littman requested that the proposed Sterling Corporate Center PUD be placed on the April 1, 2003 Special/Study Meeting and requested the petitioner to provide the Commission with copies of its latest rendition for delivery in their meeting packets.

Mr. DiMaggio said they must demonstrate to prospective occupants that progress is being made with the PUD project; and whether approval is given at the Public Hearing or not, Mr. DiMaggio wishes to demonstrate goodwill in working with the City and bringing the project forward. He appreciated the Assistant City Attorney's words and confirmed they want to work with and receive feedback from City staff and the Commission.

8. ORDINANCE REVISION DISCUSSION – Parking Requirements – Article 40.20.00 (ZOTA #198)

The Commission thoroughly reviewed section by section the proposed ordinance text for off-street parking requirements.

The Planning Department documented all suggested revisions, and it was the consensus of the Commission that the revisions be implemented and that a glossary of terms be incorporated.

9. APRIL 8, 2003 REGULAR MEETING

Chairman Littman postponed this item to the April 1, 2003 Special/Study Meeting, and asked that any pertinent input be forwarded to him prior to the next meeting.

10. ORDINANCE REVISION DISCUSSION – Site Plan Approval (ZOTA #199)

Mr. Savidant reported the proposed ordinance text for Site Plan Approval incorporates the revisions suggested at the last meeting. Section 03.40.02, (8), reads: "Changes to pedestrian access or site and building interconnectivity." Also, Section 03.41.03 reads: "The Planning Department shall inform the Planning Commission of any inter-departmental comments or concerns."

Mr. Chamberlain brought attention to a typographical error in Section 03.41.01.

Brief discussions were held on the following sections:

Section 03.40.01, (2) Development of uses other than one family residential uses in the R-1A, R-1B, R-1C, R-1D and R-1E districts.

It was the consensus of the Commission to change the word "uses" to "unit".

Section 03.40.02 (7) A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Planning Director.

It was the consensus of the Commission to add: ....., as determined by the Planning Director *and the Building and Zoning Director.*

After a complete review, it was the consensus of the Commission to publish the proposed ordinance text for Site Plan Review/Approval as revised and to go forward with the Public Hearing.

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**Resolution**

Moved by Chamberlain

Seconded by Waller

**RESOLVED**, that Mr. Vleck be excused from attendance at this meeting.

Yeas

All present (8)

Absent

Vleck

**MOTION CARRIED**

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11. ORDINANCE REVISION DISCUSSION – Dumpster and Grease Containers Potential Ordinance Amendment – Article 39.70.09 (ZOTA #126)

Mr. Miller reported that minor changes to the proposed ordinance text, as suggested at the last meeting, have been incorporated.

It was the consensus of the Commission to publish the proposed ordinance text for Trash Receptacle Area Screening as written and to go forward with the Public Hearing.

12. WORK PROGRAM FOR PLANNING COMMISSION PROJECTS

Chairman Littman postponed this item to the April 1, 2003 Special/Study Meeting.

13. PUBLIC COMMENT

No one was present to speak.

**GOOD OF THE ORDER**

Mr. Miller said there has been a change in his vacation plans and he will be able to attend the April 1, 2003 Special/Study Meeting.

Ms. Lancaster remarked that she is looking forward to seeing all the Commissioners wearing their identification badges next week.

Mr. Kramer said he will not be able to attend the April 1, 2003 Special/Study Meeting. Mr. Kramer commented on the proposed ordinance text for amateur radio antennas that is on the April 1 agenda. He said there are many variables to the issue, and noted there are antennas at lower heights that can focus the radio waves in the desired direction to transmit and receive at nearly all frequencies, all bands and all power. It is Mr. Kramer's belief that the responsibility lies with the petitioner to convince the ZBA that alternatives are not adequate in a particular situation and that erecting a 75-foot tower is the only alternative.

Ms. Pennington reported that she and Mr. Chamberlain attended the Parks and Recreation Advisory Board, and the Advisory Board voted unanimously on a recommendation to City Management and City Council granting authority to the Parks and Recreation Department to research grants and other funding sources for gateway signage. The Advisory Board was advised that landscape plans are in process for Big Beaver Road, Rochester Road, and I-75, and that it is the Planning Commission's intent to incorporate the landscaping with the gateway signage. She indicated that Ron Hynd, Landscape Analyst, expressed his cooperation in creating signs, once he has the guidance from management and Council.

Mr. Chamberlain, on behalf of Mr. Vleck, distributed photographs taken approximately 10 days ago of the brick pavers located on the northwest quadrant of Big Beaver and Rochester Roads. The brick pavers are painted with orange "graffiti" apparently put there by utility companies. Mr. Chamberlain said that when Mr. Vleck questioned the Building Department if and what the City policy is on utility companies destroying property by marking streets and digging up sidewalks, the response given was one of "it's none of your business".

Mr. Chamberlain asked for a quick R.S.V.P. for Jim Starr's party.

Mr. Waller requested a color copy of the road map incorporated in the City Manager's memorandum. Mr. Miller said he would follow through on the request.

Mr. Wright concurred with the comments made by Mr. Kramer with respect to the ham radio antennas.

Chairman Littman reminded the Commission to review the planning tasks and forward him any suggested changes or revisions. He also announced that two speakers are scheduled for the April 1<sup>st</sup> meeting: Real Estate and Development Director, Doug Smith, and Fire

Chief, William Nelson. In addition, Chairman Littman said that a resolution must be drafted to City Council for approval to hold off-site meetings.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 10:40 p.m.

Respectfully submitted,

Mark F. Miller AICP/PCP  
Planning Director

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